

COMMUNICATION: PLANNING COMMISSION

MEMORANDUM TO: Mayor and City Council

VIA: David Humpton, City Manager

FROM: Greg Ossont, Planning and Code Administration Director

DATE: January 6, 2006

SUBJECT: MP-2-04 -- G.E. Technology Park Special Study Area (10) of the Land Use Element of the 2003 Master Plan Update

At its regular meeting on January 4, 2006, the Planning Commission made the following motion:

Commissioner Hopkins moved, seconded by Commissioner Winborne, to APPROVE Resolution PCR-1-06 recommending ADOPTION of MP-2-04 to the City Council.
Vote: 5-0



P&C Director Greg Ossont

RESOLUTION No. PCR-1-06

RESOLUTION OF THE PLANNING COMMISSION
APPROVING AN AMENDMENT TO THE GENERAL PLAN
FOR THE CITY OF GAITHERSBURG MASTER PLAN
AMENDING THE LAND USE ELEMENT
SPECIAL STUDY AREA TEN, THE GE TECHNOLOGY PARK

MP-2-04

WHEREAS, Section 3.05 of Article 66B of the Annotated Code of Maryland sets forth the function and duty of the Planning Commission to make and approve a general plan or amendments thereto and recommend same to the local legislative body for adoption, to serve as a guide to public and private actions and decisions to insure the logical development of public and private property in appropriate relationships; and

WHEREAS, a land use element of the City's General Plan is required by the State of Maryland Economic Growth, Resource Protection, and Planning Act of 1992 and Section 3.05 of Article 66B of the Annotated Code of Maryland; and

WHEREAS, the City has revised its approach for preparing its land use element from the review and update of planning neighborhoods to the city-wide review and update of special study areas and planning map designations through a comprehensive theme-based approach; and

WHEREAS, the Gaithersburg Planning Commission has embarked on City-wide land use amendments as part of the revisions to the 1997 City Master Plan; and

WHEREAS, such City-wide land use plan amendments are for the purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the entire City and which will, in accordance with present and future needs, best promote the health, safety, order, convenience, property and general welfare, as well as efficiency and economy in the process of development; and

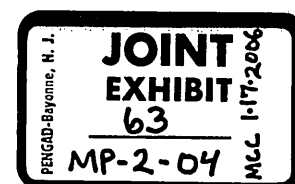
WHEREAS, the adopted Land Use Plan amendment (MP-1-03) to the General Plan identified ten (10) special study areas; and

WHEREAS, the GE Technology Park was defined as Special Study Area 10 in the aforementioned adopted Land Use Plan; and

WHEREAS, the aforementioned GE Technology Park special study area amendment (MP-2-04) to the Land Use Plan was the subject of a joint Planning Commission and Mayor and City Council public hearing on December 6, 2004; and

WHEREAS, the aforementioned GE Technology Park special study area amendment (MP-2-04) to the Land Use Plan was the subject of two joint Planning Commission and Mayor and City Council work sessions on February 15, 2005 and November 28, 2005; and

WHEREAS, a thorough review and study of testimony, correspondence and other documentation on the draft plan was completed through a series of stakeholders meetings, a joint public hearing, public work sessions and a Planning Commission discussion on January 4, 2006; and



WHEREAS, a zoning text amendment (T-228) was adopted by the Mayor and City Council on December 3, 1984, granting powers whereby special conditions for development and use of property can be addressed as part of the land use element of the Master Plan and are binding at time of the site development review by the Planning Commission (Ordinance No. O-23-84); and

WHEREAS, Section 24-170A of the City of Gaithersburg Zoning Ordinance allows the Planning Commission to impose and set forth in a master plan or amendment thereto special conditions for the development and use of property after notice to the applicable property owner and the general public and a public hearing thereon as part of the master plan process; and

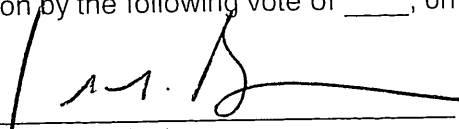
WHEREAS, the application of special conditions, the comprehensive rezoning, and the site plan review process are all tools whereby the development type and staging (i.e. numbers of residential units and square footage of development space principally in relation to road and school capacity) adopted as a guide in the draft Land Use Plan may be further refined and revised by the Mayor and City Council and/or the Planning Commission.

NOW, THEREFORE, BE IT RESOLVED by the City of Gaithersburg Planning Commission that the General Plan for the City of Gaithersburg, approved by this Commission on December 30, 1974, and last amended on July 18, 2005 be and it hereby is further amended as follows:

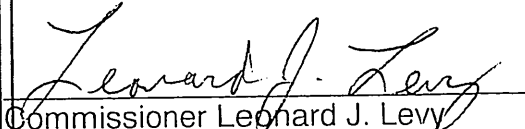
The GE Technology Park, Special Study Area Ten (10) of the Master Plan Land Use Element, dated December 17, 2005, consisting of the special study area that contains baseline requirements, four (4) land use options and distinct "Special Conditions" that are subject to additional public hearings is hereby approved subject to the following revisions to:

- Pages 151-153, Eliminate Land Use Option 2: Office Park and Low-Medium Density Residential
- Page 157, Under the Special Conditions Heading for Land Use Option 3: Mixed-Use Development: Strike the word "Residential" from the first condition so that it reads, "Development of Map Designation 4 shall be concurrent with the redevelopment of Map Designation 5 and part of a unified design."
- Page 157, Under the Special Conditions Heading for Land Use Option 3: Mixed-Use Development: Eliminate the second condition: "Residential development of the site shall be of comparable density and mix to the adjacent communities of Kentlands and Lakelands."
- Pages 158-163, Eliminate Land Use Option 4: Mixed-Use Residential/Office Core.

WE DO HEREBY CERTIFY that the above resolution was adopted by the City of Gaithersburg Planning Commission by the following vote of ____, on January 4, 2006:



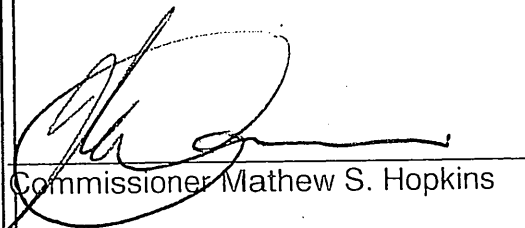
John Bauer, Chairman
Gaithersburg Planning Commission



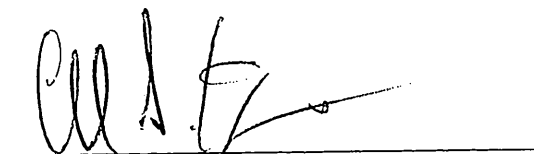
Commissioner Leonard J. Levy



Commissioner Danielle L. Winborne

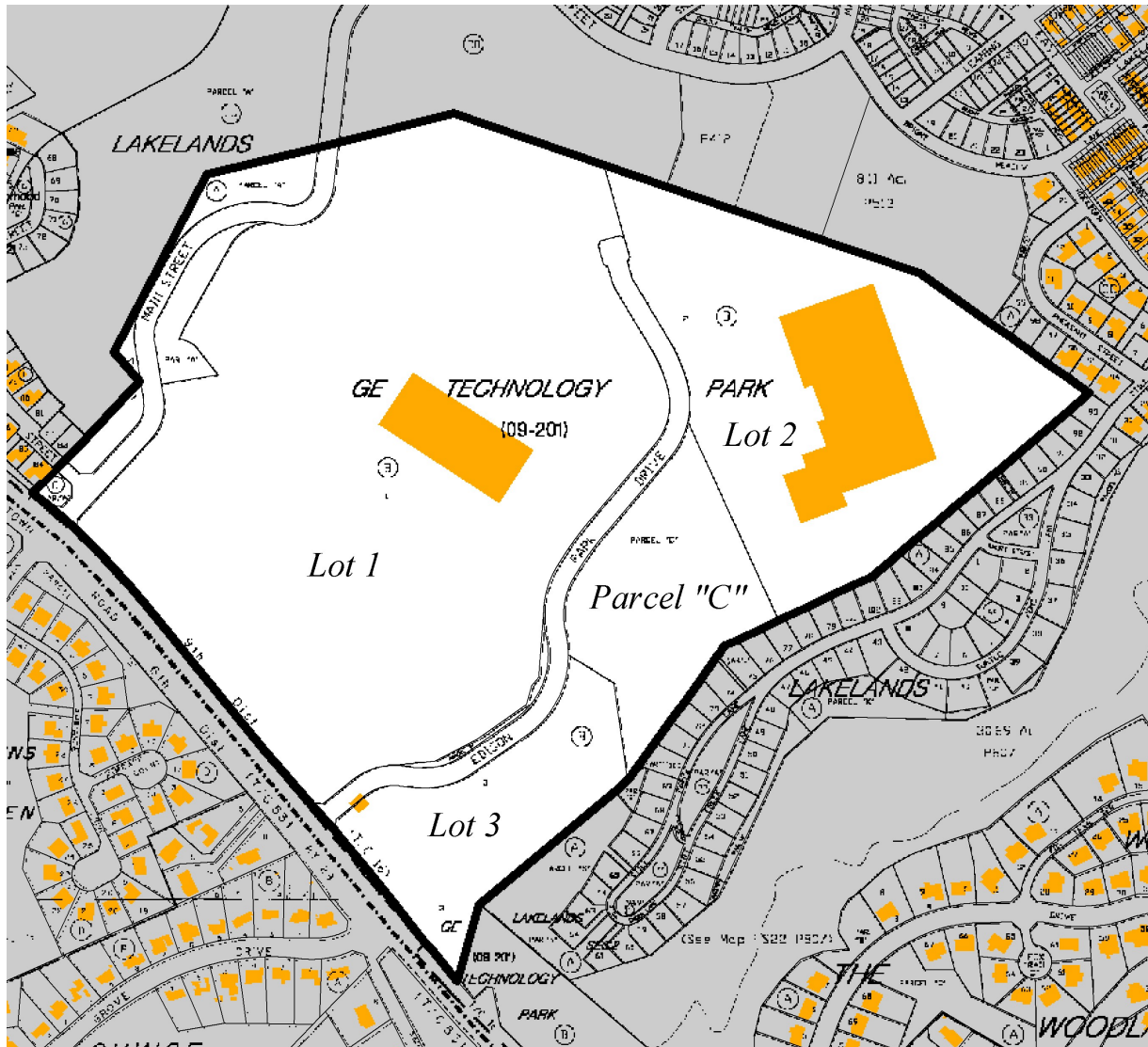


Commissioner Mathew S. Hopkins



Commissioner Lloyd S. Kaufman

SPECIAL STUDY AREA 10: G.E. TECHNOLOGY PARK



Approximate Total Area:

97 Acres

Existing Land Use:

Office-Warehouse

Current Land Use Designation:

Commercial/Industrial-Research-Office

Current Zoning:

I-3 (Light Industrial)

TAX MAP REFERENCE:

Parcel A Block A, Lots 1, 2, 3 and Parcels A, B, C, E Block B and Parcel A Block C G.
E. Technology Park



LOCATION:

The G.E. Technology Park Study Area is bounded on the north by Lakelands Park and the Quince Orchard Cluster Middle School #2 Site, on the east by the Lakelands Community, on the south by MD Route 28, and on the west by Lake Nirvana and the Kentlands community.

BACKGROUND:

The G.E. Technology Park Study Area includes property that was originally owned by the National Geographic Society. In September 1966, Otis B. Kent filed annexation petition X-088 with the City of Gaithersburg for 1030.69 acres, including the National Geographic Society property. Mr. Kent, however, had sold 100.036 acres to National Geographic Society. The National Geographic Society then requested that their property be excluded from the Kent annexation. The Mayor and City Council allowed the Society's property to remain in Montgomery County, reducing the Kent annexation to 928.38 acres.

In 1989, the National Geographic Society filed annexation petition X-146 with the City for 98.7962 acres of land, the remainder of the land purchased from Mr. Kent after dedicating right-of-way for MD Route 28. The City zoned the property I-3 (Industrial Office Park), which is comparable to the former Montgomery County zoning of C-P (Commercial Office Park).

The property was later purchased by Gaithersburg Realty Trust (GRT), who subdivided the land as G.E. Technology Park. In 2000, the original annexation agreement was amended by Gaithersburg Realty Trust. This amendment, subject to several conditions, provided for street dedication and other land conveyances to the City; stormwater management improvements and easements; and a development cap for new development of seven hundred thousand (700,000) square feet.

Annexation File Number	Effective Date of Annexation	Action by Council	Resolution Number	Number Of Acres
X-146	06/15/1989	05/01/1989	R-33-89	98.7962
X-146 Addendum 1	09/15/2000	09/15/2000	R-75-00	98.7962

ANNEXATION AGREEMENT:

The 1989 Annexation Agreement has only one requirement that is not specifically restated or addressed in the 2000 Addendum. Paragraph I(3)(a) requires "a tree, vegetation and nature feature inventory and retention plan be submitted to Gaithersburg prior to any development review approvals on the site by the City of Gaithersburg Planning Commission." This requirement is technically included in Paragraph 2 of Addendum 1 ("Gaithersburg confirms that development of the GRT

Property is permitted in accordance with I-3 Zone standards), since Regulation 01-01 (Environmental Standards for Development Regulation) Article I §4 requires all new development to prepare a Natural Resource Inventory (NRI) and Forest Conservation Plan (FCP), in compliance with said regulation.

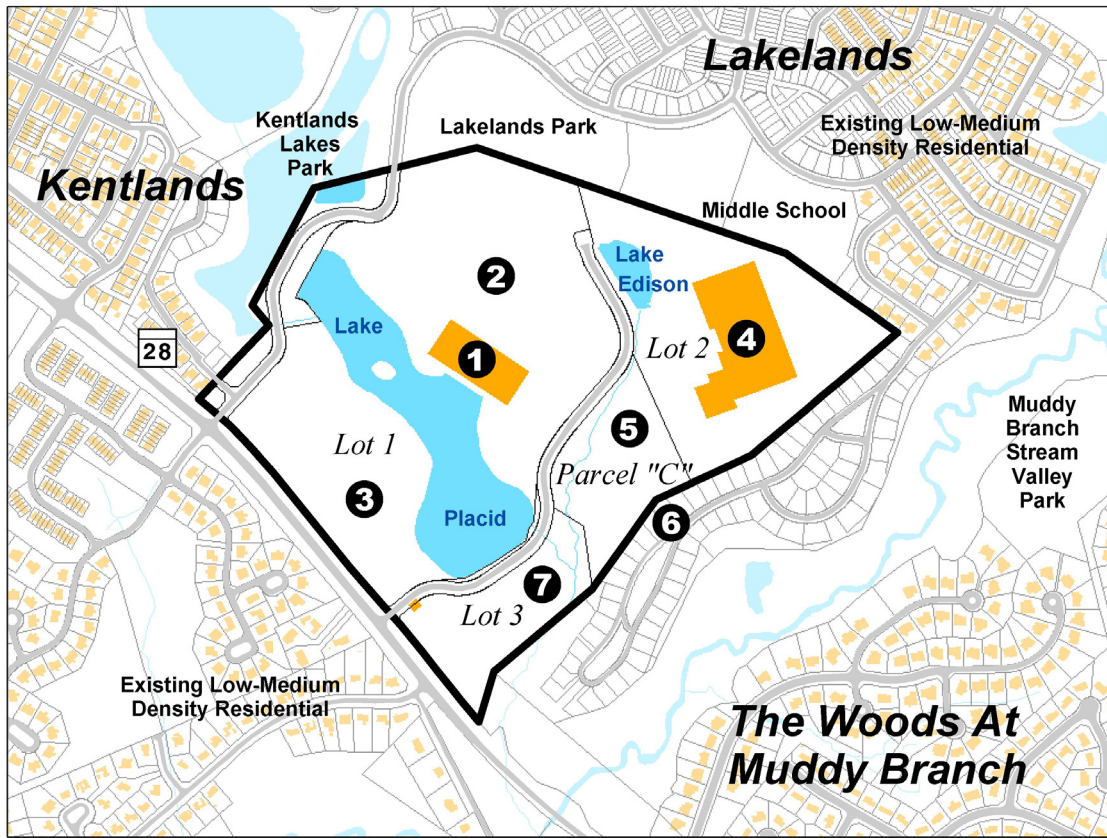
The 2000 Addendum 1 has the following requirements for additional development of the GE Technology Park:

- The amount of new development is limited to seven hundred thousand (700,000) additional square feet
- Gaithersburg and the property owner will continue to encourage the State Highway Administration to have signalization installed at the intersection of MD Route 28 and Edison Park Drive
- A minimum twenty-five (25) foot greenspace buffer shall be maintained adjacent to the MD Route 28 right-of-way
- A forty percent (40%) greenspace requirement, mandated by the original Montgomery County C-P zoning, shall be imposed on any future development, regardless of the City zoning assigned to the property
- All regulatory calculations shall be made based on the original annexation area of 98.7962 acres, including density, greenspace, open space, forest conservation, and wetlands
- Lot 3 and Parcel C, Block B will each be allowed vehicular ingress and egress from Edison Park Drive, with the new intersection locations subject to review and approval by the City Planning Commission
- A traffic study or studies is required to demonstrate the impact of new development on the surrounding road network
- Road improvements, mitigation measures, and street dedication may be required by the City, based on the traffic study or studies
- Development remains subject to the requirements of the Gaithersburg Zoning Ordinance

EXISTING DEVELOPMENT AND LAND USE

The G. E. Technology Park Study Area includes Lake Placid, Lake Edison, a tributary of the Muddy Branch Creek, a large open lawn between MD Route 28 and Lake Placid, a 5-story office building and a 1-story warehouse. There are currently two parcels of land that are undeveloped, Lot 3 and Parcel C.

The large office building, formerly used for membership processing by the National Geographic Society (NGS), was built in 1968 and was designed in the “international” style by Mills, Petticord, & Mills. The office building overlooks Lake Placid and includes a courtyard garden facing the parking lot. The warehouse was used by NGS and was constructed during the 1970’s, with an 84,000 square foot addition in 1989. Edison Park Drive is partly located within the stream valley buffer of the stream that flows from Lake Edison to Muddy Branch. All existing development occurred or began while the property was located in Montgomery County.



The current and approved land use and build-out of the GE Technology Park is as follows:

Map Area	Legal Description	Land Use	Status	Development Size (sq ft)
1	Part of Lot 1	Office	Developed	373,116
2	Part of Lot 1	Vacant	Undeveloped	*
3	Part of Lot 1	Lake / Open Space	Undeveloped	N/A
4	Lot 2	Warehouse	Developed	261,316
5	Parcel C	Vacant	Undeveloped	*
6	Parcel E	Single-family detached houses	Developed	N/A
7	Lot 3	Recreation**	Proposed	*
Total				1,334,432

*Addendum 1 to the Annexation Agreement specifies a total of 700,000 additional square feet of development in GE Technology Park, but does not specifically allocate it to any of the lots or parcels. These map areas are the designated areas for the additional 700,000 square feet of new development.

**Currently, the proposed aquatic center is in the early stages of development. While the aquatic center has been proposed for this specific site, it is possible that a comprehensive development plan could include a land exchange and conceivably relocate the proposed recreational facility to another location within the special study area.

The current build-out density for the GE Technology Park of 1,334,432 square feet results in an overall floor-to-area ratio (FAR) of approximately 0.316. Other developments in the City, including Washingtonian Center, Quince Orchard Park, and Kentlands have a higher overall FAR. The MXD zone provides a maximum FAR of 0.75 and the C-2 zone provides a maximum FAR of 1.5. The current I-3 zoning does not have an FAR limit, but does have a height limit of 110 feet.

SPECIAL STUDY AREA REVIEW

The City of Gaithersburg held a Stakeholders Meeting on April 29, 2004 for the G.E. Technology Park Study Area (formerly known as the National Geographic Property). City staff presented a general overview of the Master Planning process and gave general background information about the study area, including current uses and annexation information. Following the staff presentation, the community spent the remaining time brainstorming possible land use options and asking general questions. The Stakeholders Meeting raised several concerns about development on the property. This included traffic impacts, school impacts, preservation of the lawn and tree area adjacent to Darnestown Road, preservation of Lake Placid, inappropriateness of apartments as a residential use for the property, necessity of high architectural and design standards for any new development, and the size and location of the proposed Gaithersburg Aquatic/Recreation Center.

The Mayor and City Council and City Planning Commission held a joint public work session on June 14, 2004 for the G.E. Technology Park Study Area. City Staff presented baseline development requirements and three land use options for the Study Area, based upon the Stakeholder Meeting discussion. During the June 14, 2004 joint work session review and discussion of the three options, the Planning Commission and Mayor and Council requested that Option 1 be altered to allow for a residential component. This new option (Option 2) was incorporated into the study area as well as the three original options (Option 1, Option 3, and Option 4) discussed during the joint work session.

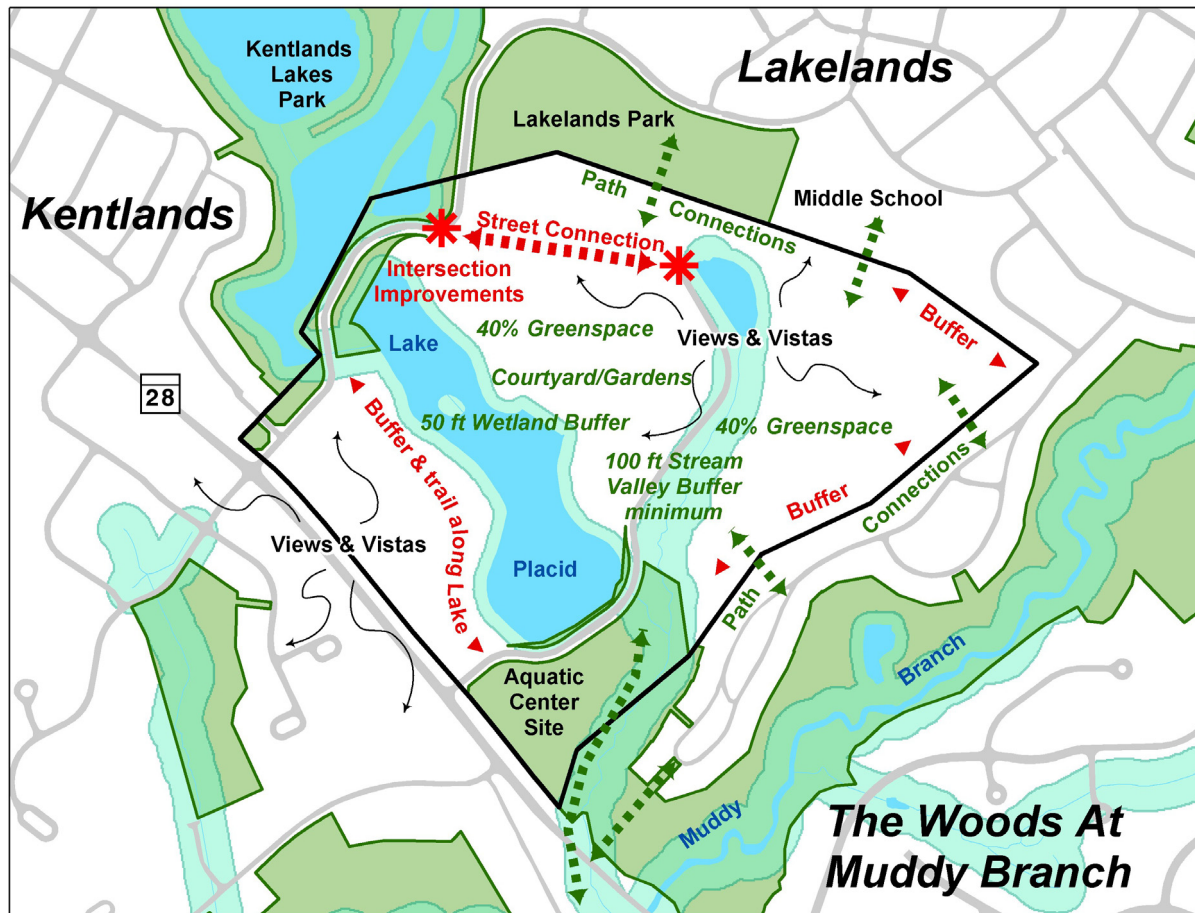
On September 1, 2004, the Planning Commission reviewed the special study area report and four land use options and made a recommendation to the Mayor and City Council to endorse Options 1, 2, and 3 and to eliminate Option 4. On September 7, 2004, the Mayor and City Council reviewed the Planning Commission recommendation and the four land use options and selected Options 1, 2, and 3 to proceed forward through the Master Plan Amendment process to incorporate the GE Tech Park Special Study Area into the Land Use Element.

A joint public hearing was held on December 6, 2004 and both the Planning Commission and Mayor and City Council voted to hold their respective records open indefinitely. A second joint work session was held on February 15, 2005. Staff introduced a new fourth option based on the discussion and concerns raised during the December 6, 2004 public hearing. Also, during this work session, there was considerable discussion regarding concurrent redevelopment of the various map designations and the impacts of the current I-3 zoning and potential rezoning to the MXD zone as it relates to the existing annexation agreement. Staff also received guidance to contact the property owners to discuss possible amendments to the annexation agreement.

Another joint work session was held on November 28, 2005. All four options were discussed, as well as the proposed special conditions requiring concurrence of development and comparable densities and housing mix of any future redevelopment.

The Planning Commission and City Council reached consensus on Option 1 and Option 3 and provided staff with guidance to eliminate the special condition on Option 3 that required comparable density and housing mix and to amend the other special condition to require concurrency of any future redevelopment regardless of residential or commercial development.

BASELINE DEVELOPMENT REQUIREMENTS



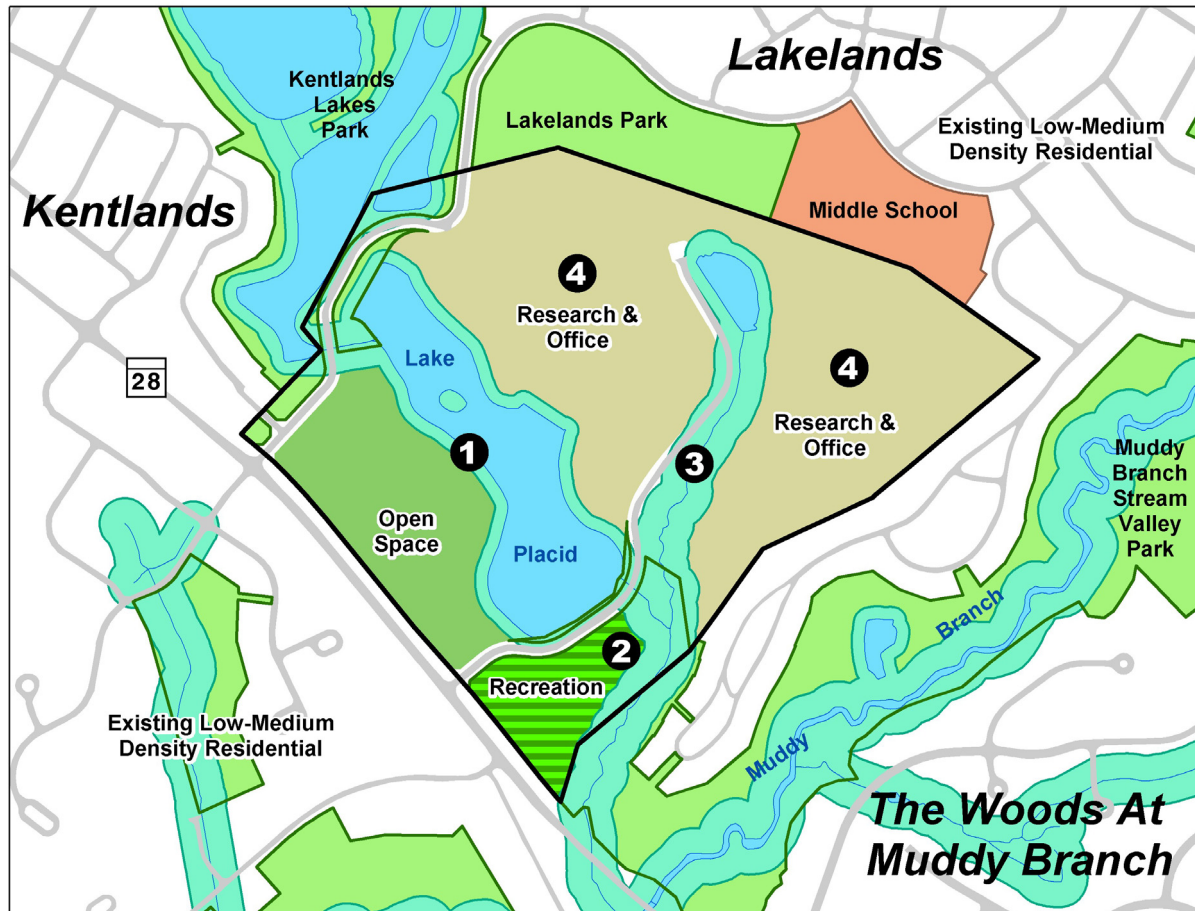
The following baseline requirements must be satisfied, in addition to any land-use option requirements.

- A community-based workshop shall be held prior to any Sketch or Concept Plan submission. The workshop agenda shall be approved by the City of Gaithersburg and the City must take part in the workshop.
- In conjunction with the community-based workshop, an evaluation of the existing office building's potential historic and architectural significance shall be conducted by an independent professional preservation specialist.
- A minimum of 40% (39.5185 Acres) of the study area is required to be greenspace, with a minimum of 15% (14.8194 Acres) of the total greenspace requirement located within the developable areas.
- All tree areas outside of the stream valley buffer and/or floodplain buffer should be retained as "priority" greenspace.
- The existing tree buffer around Lake Placid shall be preserved.

- A buffer shall be provided adjacent to the residences along Still Creek Lane. The size of the buffer will depend on the type of development proposed and be determined during the development process.
- All required environmental buffers shall be provided.
- A street connection shall be provided between Main Street and Edison Park Drive
- The views and vistas to the existing office building and natural landmarks shall be preserved.
- A pathway around Lake Placid and pathway connections to adjacent neighborhoods, the proposed Gaithersburg Aquatic/Recreation Center, Lakelands Park, the proposed middle school, proposed Muddy Branch trail, and adjacent development uses shall be provided.
- A green or landscaped connection shall be provided between Lakelands Park and the end of the Stream Valley Buffer at Lake Edison. The connection will retain the existing street crossing and provide a greenway connection from Lakelands Park, through the stream valley, and to the Muddy Branch Stream Valley Park and C&O Canal National Historical Park.
- Future development design should reduce the reliance on and the use of automobiles.
- Future development shall be compatible with the existing surrounding uses and natural environment.
- An additional road connection to the Lakelands community from Edison Park Drive should be further reviewed and provided, if possible.
- All annexation requirements shall be satisfied.

PROPOSED LAND USE OPTIONS

Land Use Option 1: Research & Development and Office Park



Map Designation 1:

This map designation consists of Lake Placid, the Stream Valley buffer around the lake, and the green space between the lake and Darnestown Road (Route 28). This map designation should be designated as open space and preserved as a prominent focal point for the surrounding development and to promote lively recreational and pedestrian activity. At such time as development is proposed for this Special Study Area, the area that makes-up *Map Designation 1* should be preserved as an open space easement and rezoned to the R-A zoning classification.

Land Use and Zoning Action

Designate land use as **recreation/open space**

Zoning remains **I-3** (Industrial Office Park)

Recommend zoning change to **R-A** (Low Density Residential) and preserving area as an open space easement at such time development of *Map Designation 4* is proposed.

Map Designation 2:

This map designation, known as Lot 3 Block B GE Technology Park, has been selected as the future site of the Gaithersburg Aquatic/Recreation Center. Future pedestrian pathways should be provided to connect to the surrounding community and uses. It is recommended that this lot be designated as recreation and rezoned to the MXD zoning classification.

Land Use and Zoning Action

Designate land use as **recreation**

Recommend zoning change to **MXD** (Mixed Use Development)

Map Designation 3:

This map designation includes Lake Edison and the adjacent stream and stream valley buffer. It is recommended this area consisting of part of Lot 1, part of Lot 2, and part of Parcel C Block B be designated as open space and preserved in its natural state.

Land Use and Zoning Action

Designate land use as **open space**

Zoning remains **I-3** (Industrial Office Park)

Recommend zoning change to **R-A** (Low Density Residential) at such time subdivision occurs.

Map Designation 4:

This map designation consists of part of Lot 1, part of Lot 2, and part of Parcel C Block B. This area is viewed as the primary location of development and redevelopment in the study area. Located within this map designation are the former National Geographic office building, an existing warehouse, and a vacant parcel. Any future development and uses should focus on office and research & development activities rather than warehouse and industrial uses.

Developing additional office uses similar to the former National Geographic office building and/or the addition of research & development uses would be more compatible with the surrounding residential community and more consistent with the initial development plans for this study area. Any future development adjacent to the residential dwelling units of the Lakelands must provide sufficient setbacks to buffer the differing uses and utilize lower building heights that are more compatible with the existing residential development.

Proper planning and architectural design should play an important role in any development proposal as well as be sensitive to the surrounding

community's unique neo-traditional design. Any development proposal should incorporate smart growth initiatives, best-planning practices, green buildings, enhanced architectural standards, pocket parks, trails and open space. Surface parking should be minimized and parking structures should be required as part of a well-integrated development design plan.

The first floors of the buildings should provide additional architectural detail to allow for a better pedestrian experience. The first floor should also be taller to allow for commercial/retail uses in the event that the zoning of the property changes to allow such uses. At such time as an office development or corporate office park is proposed and all of the above stated elements and any special conditions are incorporated into the plan, further study should be conducted to review the appropriateness of the current development square footage cap.

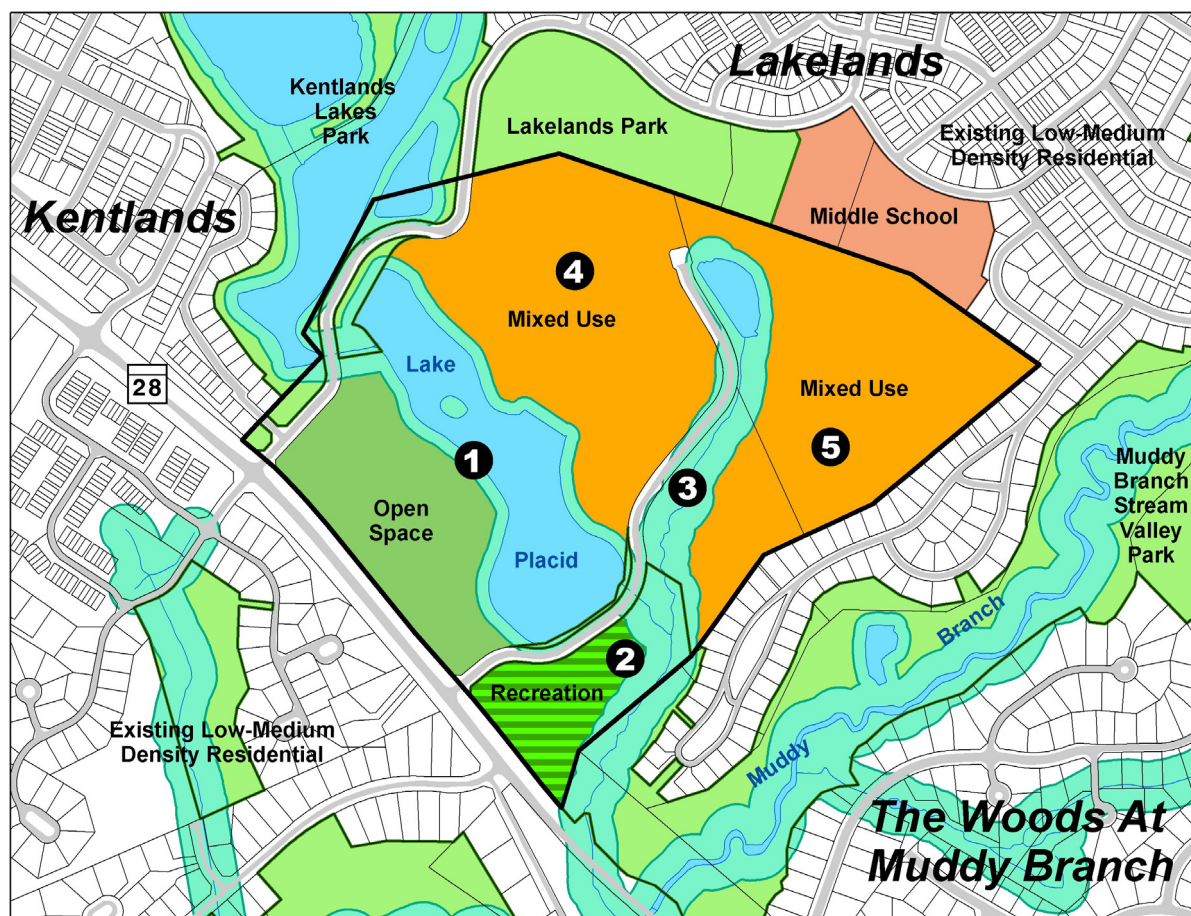
Access to Parcel C should be provided from the existing access drive to Lot 2 so as to avoid an additional stream crossing (see *Map Designation 3*). If this cannot be accomplished or the design and density of a proposed office and/or R&D development requires additional access, only one additional road connection, through the stream valley buffer, to Edison Park Drive will be permitted to access Parcel C.

Land Use and Zoning Action

Designate land use as **office and research & development**

Zoning remains **I-3** (Industrial Office Park)

Land Use Option 3: Mixed-Use Development



Map Designation 1:

This map designation consists of Lake Placid, the Stream Valley buffer around the lake, and the green space between the lake and Darnestown Road (Route 28). This map designation should be designated as open space and preserved as a prominent focal point for the surrounding development and to promote lively recreational and pedestrian activity. At such time as development is proposed for this Special Study Area, the area that makes-up *Map Designation 1* should be preserved as an open space easement.

Land Use and Zoning Action

Designate land use as **recreation/open space**

Recommend zoning change to **MXD** (Mixed Use Development).

Preserve area as an open space easement at such time development of *Map Designation 4* is proposed.

Map Designation 2:

This map designation, known as Lot 3 Block B GE Technology Park, has been selected as the future site of the Gaithersburg Aquatic/Recreation Center. Future pedestrian pathways should be provided to connect to the surrounding community and uses. It is recommended that this lot be designated as recreation and rezoned to the MXD zoning classification.

This map designation should be the primary location of the Gaithersburg Aquatic/Recreation Center. However, if the aquatic/recreation center can be relocated within *Map Designation 4* as part of a comprehensive mixed-use development proposal involving both *Map Designations 4* and *5*, a possible land swap option may be explored. This land swap option would involve the City-owned property (*Map Designation 2*) with an equal or larger sized property located in *Map Designation 4*. In addition, the land use of the property that makes up *Map Designation 2* should be designated as a mixed-use commercial-office with the primary use being office.

Land Use and Zoning Action

Designate land use as **recreation**

Recommend zoning change to **MXD** (Mixed Use Development)

Map Designation 3:

This map designation includes Lake Edison and the adjacent stream and stream valley buffer. It is recommended this area consisting of part of Lot 1, part of Lot 2, and part of Parcel C Block B be designated as open space and preserved in its natural state.

Land Use and Zoning Action

Designate land use as **open space**

Recommend zoning change to **MXD** (Mixed Use Development)

Recommend zoning change to **R-A** (Low Density Residential) at such time as subdivision occurs.

Map Designation 4:

This map designation consists of part of Lot 1, part of Lot 2, and part of Parcel C Block B. This area is viewed as the primary location for development in the study area. Located on this map designation is the former National Geographic office building. Any future development and uses should focus on a mix of office, residential and commercial/retail uses. Developing office use similar to the former National Geographic office building and the addition of a residential component would be compatible with the surrounding residential community and the current use on site.

Proper planning and architectural design should play an important role in any mixed-use development proposal as well as be sensitive to the surrounding community's unique neo-traditional design. Any development proposal should

incorporate smart growth initiatives, best-planning practices, green buildings, trails, enhanced architectural standards, pocket parks and open space. Surface parking should be minimized and parking structures should be required as part of a well-integrated development design plan.

The first floors of the buildings should be taller and provide additional architectural detail to allow for commercial/retail uses and provide a better pedestrian experience. At such time as a mixed-use development is proposed and all of the above stated elements and any special conditions are incorporated into the plan, further study should be conducted to review the appropriateness of the current development square footage cap.

It is recommended that these properties be designated as mixed office, residential and commercial/retail uses and rezoned from the I-3 zoning classification to the MXD zone. The primary land use for this map designation should be the expansion of the office use. Residential uses may be permitted, but should clearly be smaller in both size and density. The preferred residential housing types are single-family attached and detached houses and 2-over-2 condominiums rather than multi-family housing. The commercial/retail uses are intended to be incidental to the primary office and residential uses and will be limited to the first floor of any multi-level office structure and the first two floors of 2-over-2 condominium units. Uses other than the office, residential and the incidental commercial/retail uses, such as warehouse and industrial uses, are not recommended and would not be considered compatible or the best/highest use of the property.

The MXD zone provides the flexibility of staging development; therefore any development with particular attention to residential uses should provide a detailed staging plan that addressed both transportation and school capacity issues. At such time a development proposal is submitted the City will work with the developer to define an appropriate approach for staging residential development.

Land Use and Zoning Action

Designate land use as **mixed office, residential, commercial/retail use**
Recommend zoning change to **MXD** (Mixed Use Development)

Map Designation 5:

This map designation consists of Lot 2 and part of Parcel C Block B G.E. Technology Park and includes the existing warehouse and a vacant parcel. It is recommended that these properties be predominately designated as low-medium density residential and rezoned from the I-3 zoning classification to the MXD zone. The residential designation is compatible with the single-family detached development of the Lakelands that borders both lots.

Any development proposal should preserve as much of the forest and other environmental amenities on Parcel C as possible and provide a community/greenspace buffer adjacent to the Lane in The Woods subdivision of Lakelands. Single-family detached housing that is compatible with the Lakelands (Lane in The Woods) residential development should be located adjacent to the community/greenspace buffer. The remainder of the housing units should consist of a mix of detached and attached single-family houses, distributed as evenly as possible throughout the development. The architectural elevations and materials should be consistent with the high standards of the neighboring communities.

Access to Parcel C should be provided from the existing access drive to Lot 2 so as to avoid an additional stream crossing (see *Map Designation 3*). If this cannot be accomplished or the design and density of a proposed residential development requires additional access, only one additional road connection, through the stream valley buffer, to Edison Park Drive will be permitted to access Parcel C.

Land Use and Zoning Action

Designate land use as **low-medium density residential**

Recommend zoning change to **MXD** (Mixed Use Development)

SPECIAL CONDITIONS (Subject to additional public hearing)

- Development of Map Designation 4 shall be concurrent with the redevelopment of Map Designation 5 and part of a unified design.

